

# 7000 E Century Park Dr Tucson, Arizona 85756



**THE LOCATION FOR RAIL-SERVED  
PROPERTIES IN THE SOUTHWEST**

**CBRE**

# PROPERTY OVERVIEW



The Port of Tucson is a full-service inland port offering unrivaled logistics and warehousing opportunities. With  $\pm 770$  acres of available land, ground-up-ready infrastructure, 1.8M+ SF of improved space, refrigerated storage and distribution, intermodal capabilities, full-service chassis yard, rail-served and rail-dock-served buildings, in-port transloading and locomotive services,  $\pm 10$  miles of loop track, and high-speed transfer switch, the Port of Tucson is capable of serving every transport and warehousing need.

There are no other locations in the Southwest region of the United States that can compete with our comprehensive service capabilities and best practices. We have customs clearing capabilities, foreign trade zone status, and inbound certification providing beneficial tariff classification exemption. Our strategic location puts us less than one hour from Mexico, minutes from air service via the Tucson International Airport, and adjacent to the Interstate 10 trucking route.



$\pm 770$  acre business park zoned for heavy and light industrial.



$\pm 10$  miles of private track infrastructure with  $\pm 2$  miles of frontage on Union Pacific's 'Sunset Route' main line.



Transportation hub for rail and truck traffic with access to Interstate 10,  $\pm$ one mile away.



Strategically located  $\pm 70$  miles from Mexico through Nogales.

# PROPERTY HIGHLIGHTS

Total Available: ±150,000 SF

Warehouse Size: ±148,000 SF

Office Size: ±2,000 SF

Lot Size: ±7.5 Acres

Clearance Height: 26'/30'

Lighting: Halide

Loading: 15 docks/ 5 grade level door, plus 2 grade level drive-in at the back service alley

Cooling: Evaporative & HVAC

Sprinkler: Wet

Construction: Metal

Year Built: 1997

Zoning: I-1, City of Tucson

Parking: ±50 employee, ±40 trailer

Intermodal capabilities

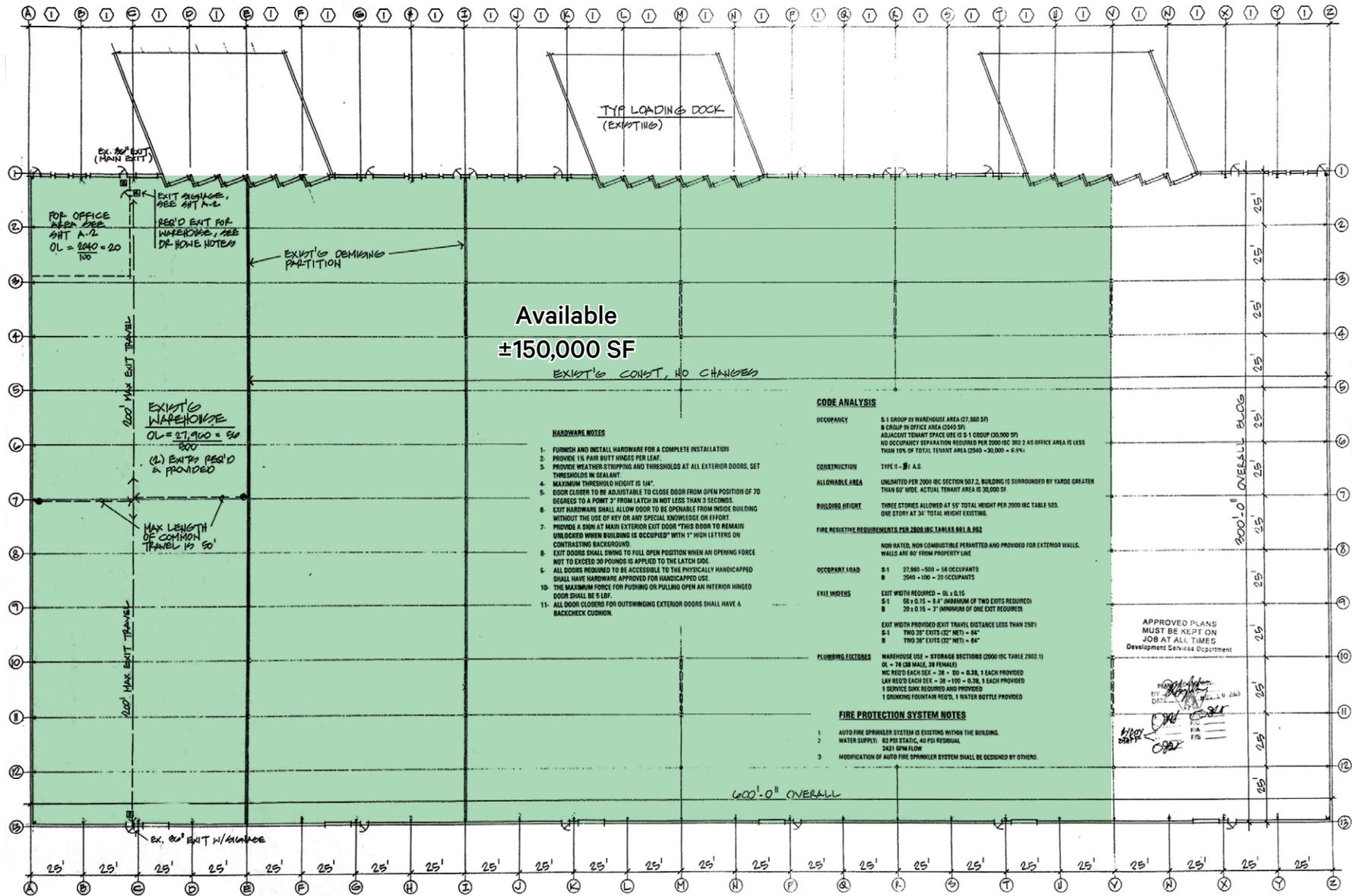
Free Trade Zone

**INQUIRE FOR PRICING**



NOT TO SCALE

# FLOOR PLAN



**Available**  
**±150,000 SF**  
 EXIST'S CONST, NO CHANGES

- HARDWARE NOTES**
1. FURNISH AND INSTALL HARDWARE FOR A COMPLETE INSTALLATION
  2. PROVIDE 1/8" PAIR BUTT HINGES PER LEAF
  3. PROVIDE WEATHER STRIPPING AND THRESHOLDS AT ALL EXTERIOR DOORS, SET THRESHOLDS IN SEALANT
  4. MAXIMUM THRESHOLD HEIGHT IS 1/4"
  5. DOOR CLOSERS TO BE ADJUSTABLE TO CLOSE DOOR FROM OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM LATCH IN NOT LESS THAN 3 SECONDS.
  6. EXIT HARDWARE SHALL ALLOW DOOR TO BE OPENABLE FROM INSIDE BUILDING WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
  7. PROVIDE A SIGN AT MAIN EXTERIOR EXIT DOOR "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" WITH 1" HIGH LETTERS ON CONTRASTING BACKGROUND.
  8. EXIT DOORS SHALL SWING TO FULL OPEN POSITION WHEN AN OPENING FORCE NOT TO EXCEED 30 POUNDS IS APPLIED TO THE LATCH SIDE.
  9. ALL DOORS REQUIRED TO BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED SHALL HAVE HARDWARE APPROVED FOR HANDICAPPED USE
  10. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN AN INTERIOR HINGED DOOR SHALL BE 5 LBF.
  11. ALL DOOR CLOSERS FOR OUTSWINGING EXTERIOR DOORS SHALL HAVE A BACKCHECK CUSHION.

**CODE ANALYSIS**

<b>OCCUPANCY</b>	S-1 GROUP IN WAREHOUSE AREA (27,900 SF) B-GROUP IN OFFICE AREA (2040 SF) ADJACENT TENANT SPACE USE IS S-1 GROUP (20,000 SF) NO OCCUPANCY SEPARATION REQUIRED PER 2000 IBC 903.2 AS OFFICE AREA IS LESS THAN 10% OF TOTAL TENANT AREA (2540 - 30,000 - 6.1%)
<b>CONSTRUCTION</b>	TYPE II - B) A.S.
<b>ALLOWABLE AREA</b>	UNLIMITED PER 2000 IBC SECTION 903.2. BUILDING IS SURROUNDED BY YARDS GREATER THAN 6' WIDE. ACTUAL TENANT AREA IS 30,000 SF
<b>BUILDING HEIGHT</b>	THREE STORES ALLOWED AT 55' TOTAL HEIGHT PER 2000 IBC TABLE 903. ONE STORY AT 34' TOTAL HEIGHT EXISTING.
<b>FIRE RESISTIVE REQUIREMENTS PER 2000 IBC TABLE 903.2</b>	NON RATED, NON COMBUSTIBLE PERMITTED AND PROVIDED FOR EXTERIOR WALLS. WALLS ARE 6' FROM PROPERTY LINE
<b>OCCUPANT LOAD</b>	S-1 27,900 - 500 = 56 OCCUPANTS B 2040 - 100 = 20 OCCUPANTS
<b>EXIT WIDTHS</b>	EXIT WIDTH REQUIRED - OL @ 0.15 S-1 52 x 0.15 = 8.4" (MINIMUM OF TWO EXITS REQUIRED) B 20 x 0.15 = 3" (MINIMUM OF ONE EXIT REQUIRED)  EXIT WIDTH PROVIDED EXIT TRAVEL DISTANCE LESS THAN 250' S-1 TWO 36" EXITS (2x 36") = 64" B TWO 36" EXITS (2x 36") = 64"
<b>PLUMBING FIXTURES</b>	WAREHOUSE USE - STORAGE SECTIONS (2000 IBC TABLE 2802.1) OL = 78.38 MALE, 38 FEMALE WC REQS EACH SEX = 38 + 10 = 0.38, 1 EACH PROVIDED LAV REQS EACH SEX = 38 + 10 = 0.38, 1 EACH PROVIDED 1 SERVICE URN REQUIRED AND PROVIDED 1 DRINKING FOUNTAIN REQS, 1 WATER BOTTLE PROVIDED

- FIRE PROTECTION SYSTEM NOTES**
1. AUTO FIRE SPRINKLER SYSTEM IS EXISTING WITHIN THE BUILDING.
  2. WATER SUPPLY: 62 PSI STATIC, 40 PSI RESIDUAL, 243 GPM FLOW
  3. MODIFICATION OF AUTO FIRE SPRINKLER SYSTEM SHALL BE DESIGNED BY OTHERS.

APPROVED PLANS  
 MUST BE KEPT ON  
 JOB AT ALL TIMES  
 Development Services Department

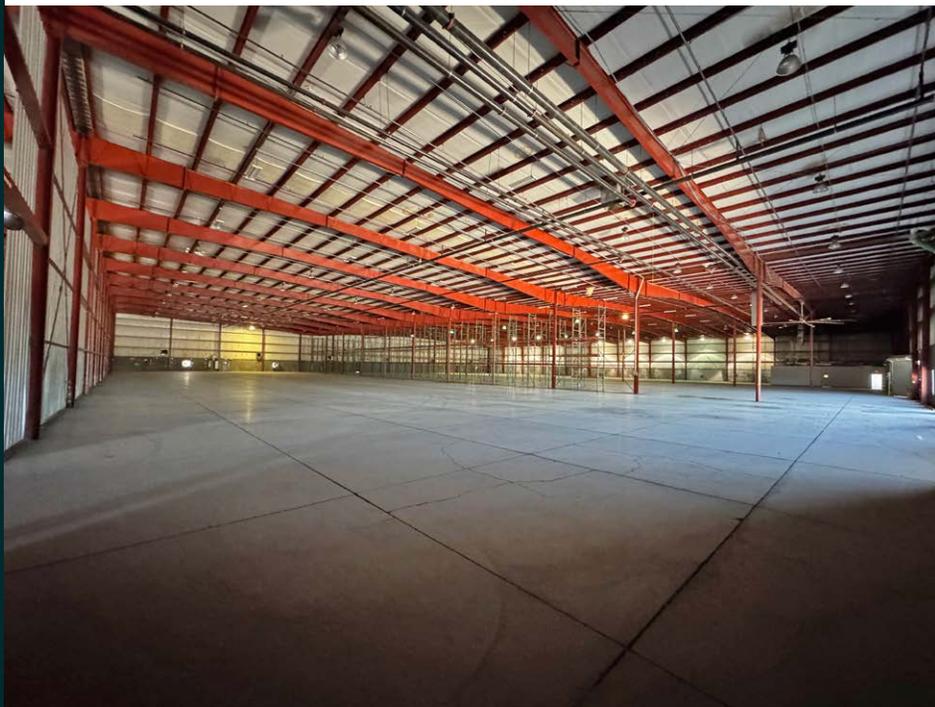
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**BUILDING FLOOR PLAN**  
 1" = 20'



- KEY NOTES**
1. FOR DIMENSION SEE BLDG MFG'S PLANS

# PHOTOS





Schrapke Engraving

PHILIPS  
AVENT  
Kimberly-Clark

E Littleton Rd

S Wilmot Rd

PORT OF TUCSON

Biagi Bros.

Wilmot

kloeckner metals

S Kolb Rd

7000 E CENTURY PARK

Keefe Group

Biagi Bros.

amazon  
Fulfillment Center

E Valencia Rd



UNION PACIFIC RAILROAD



E Benson Hwy

S Kolb Rd



NOT TO SCALE

# HIGHWAY & RAIL TRAVEL TIMES

## HIGHWAY TRAVEL TIMES FROM TUCSON

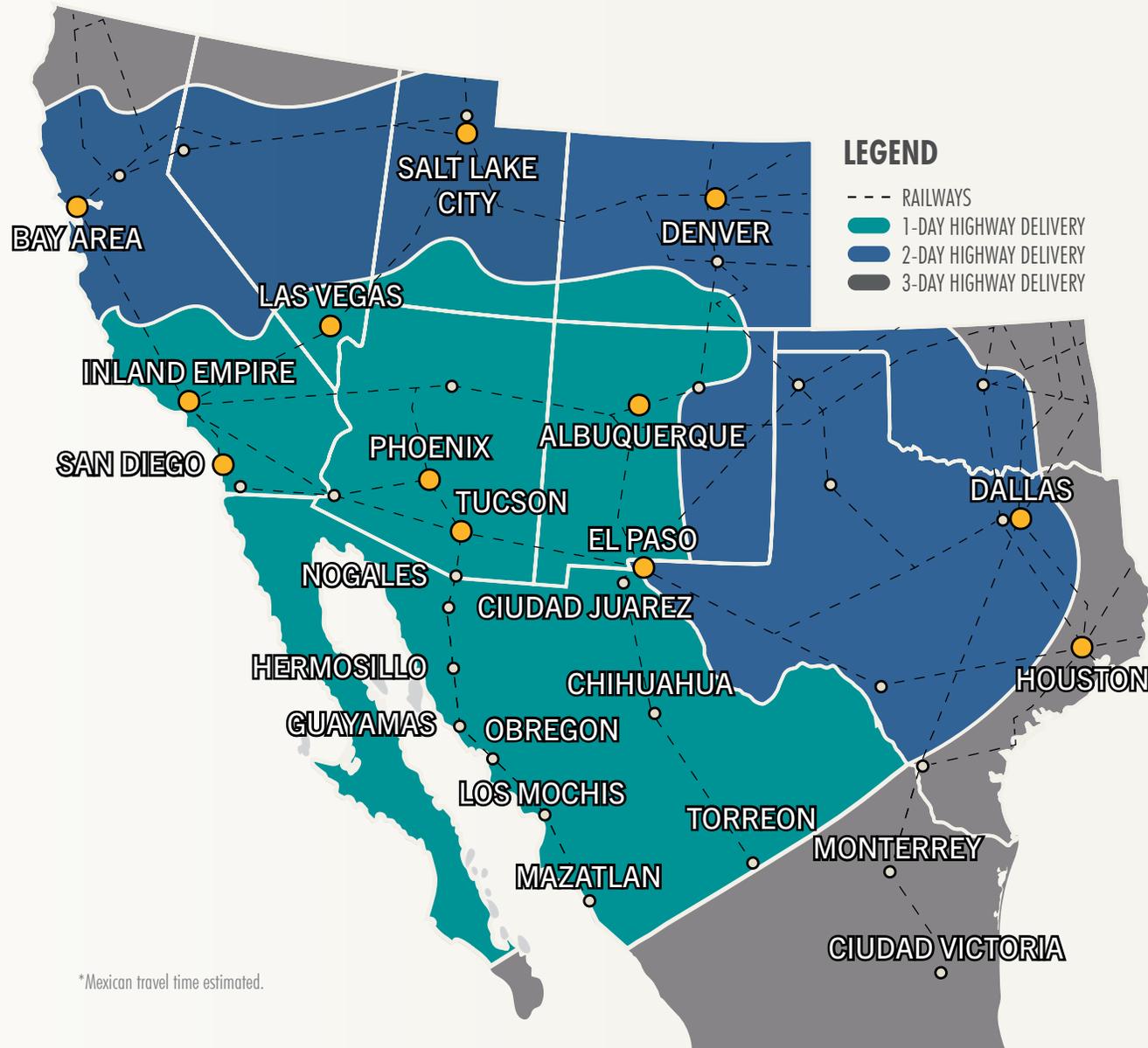
City	Miles	Hours
Phoenix	113	1.72
El Paso	318	4.63
San Diego	407	5.92
Las Vegas	410	6.28
Inland Empire	446	6.58
Albuquerque	449	6.62
Salt Lake City	772	11.82
Bay Area	866	13.23
Dallas	952	13.82
Houston	1,064	15.23
Nogales	60	1
Hermosillo	180	3
Guayamas	260	5
Ciudad Obregon	330	6.5
Los Mochis	480	9
Mazatlan	730	12.5

Source: CBRE Research, 2018.

## HIGHWAY TRAVEL TIMES FROM CIUDAD JUAREZ

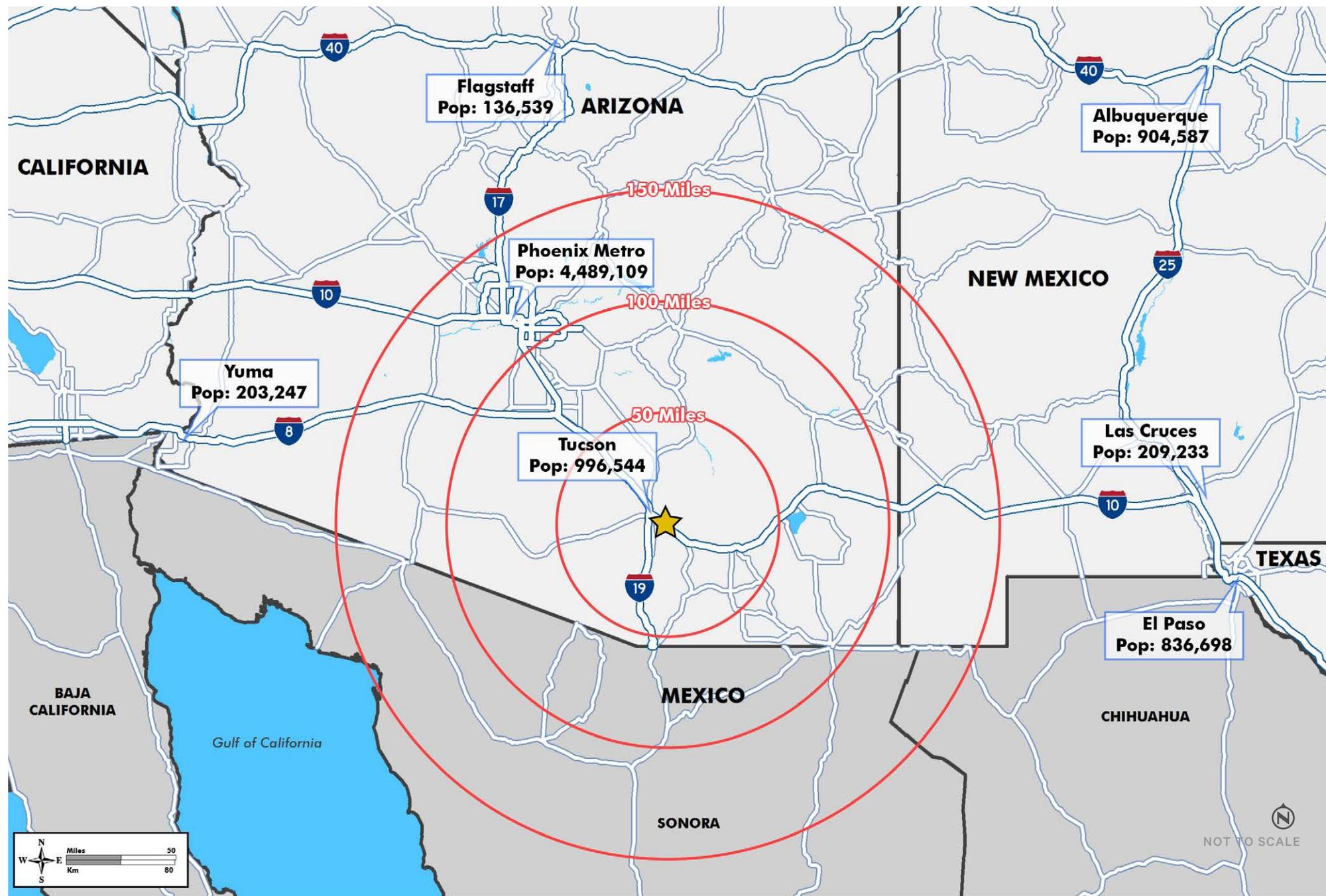
City	Miles	Hours
Chihuahua	225	4
El Torreon	520	8.5

Source: CBRE Research, 2018.



\*Mexican travel time estimated.

# STRATEGIC LOGISTICS HUB



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